

STREET IMPROVEMENT PLANS FOR:  
**TRACT No. 30126**  
RIVERSIDE, CA.

**STREET CONSTRUCTION GENERAL NOTES**

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
4. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
7. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE PROJECT.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
10. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
11. ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
12. ANY TRAFFIC CONTROL, STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
13. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER. (CONTRACTOR IS TO REPLACE THE CENTERLINE STRIPING WITHIN PROJECT LIMITS).
14. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
15. IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELECTRIC UTILITY FACILITIES. CONTACT RIVERSIDE'S 90 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREET LIGHT AND ELECTRIC PLANS.  
CONTACT: BILL MAINORD  
PH. NO. (909) 826-5393  
3900 MAIN STREET, 4th. FLOOR  
RIVERSIDE CALIFORNIA, 92022
17. THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
18. BEFORE THE RIP-RAP AT THE OUTLET OF ANY DRAINAGE STRUCTURE IS ACCEPTED BY THE CITY, IT SHALL BE TESTED UNDER FLOWS AS CLOSE AS POSSIBLE TO DESIGN CONDITIONS WITH WATER OBTAINED FROM FIRE HYDRANTS IN THE IMMEDIATE AREA.

**GENERAL NOTES FOR STREET TREE PLANTING & RELOCATION**

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
2. WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (909) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE.
3. INSPECTIONS ARE REQUIRED:
  - A. AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERALS HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS, ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED BY THE STREET TREE INSPECTOR.
  - B. WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
  - C. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE.
  - D. AT END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPER'S SURETY WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
4. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
5. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
6. STREET TREE PLANTING SHALL BE AS FOLLOWS: (PER PARKS DEPARTMENT, WITH BUILDING PERMIT)

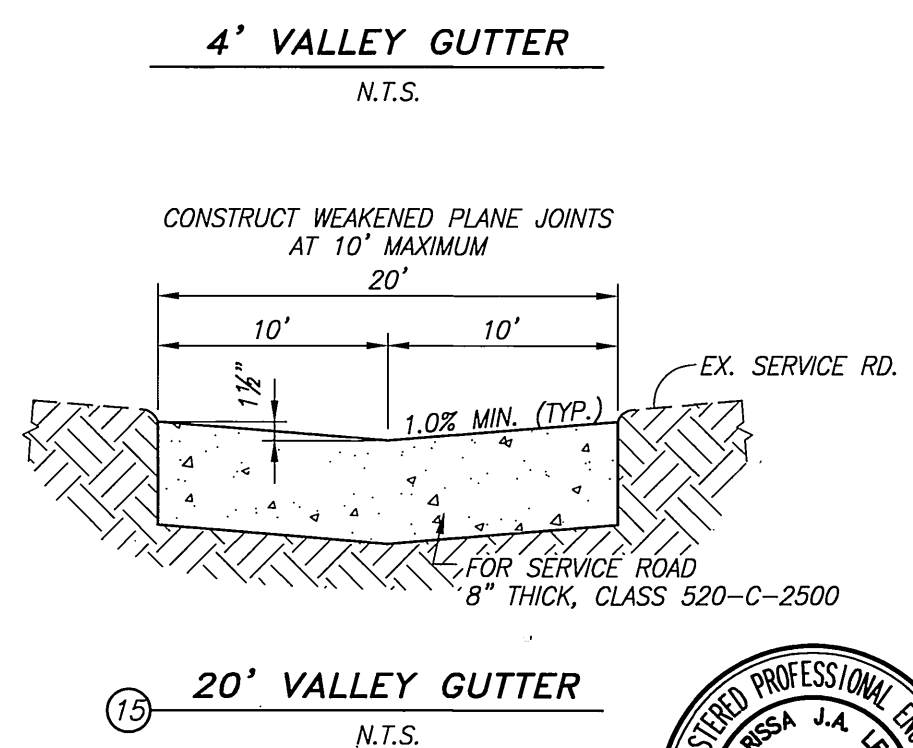
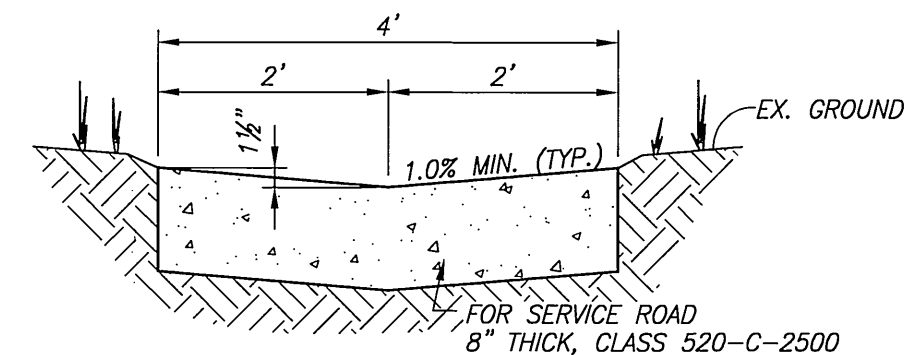
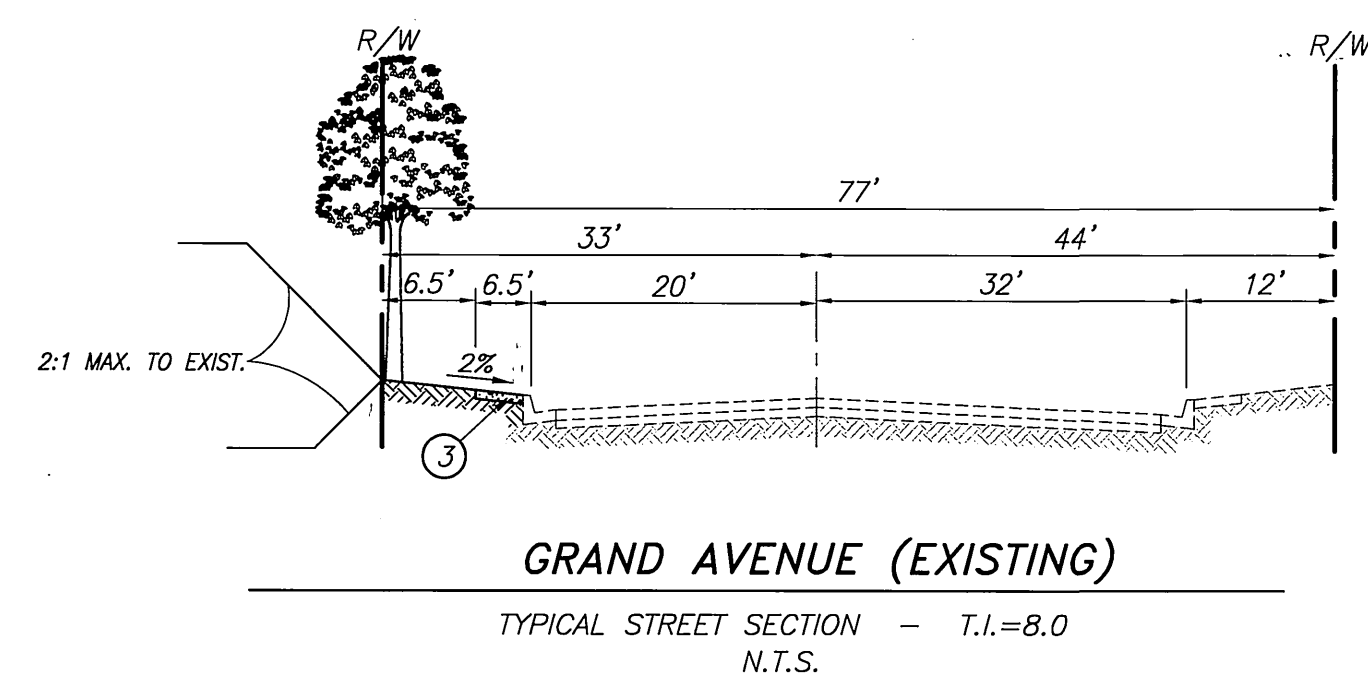
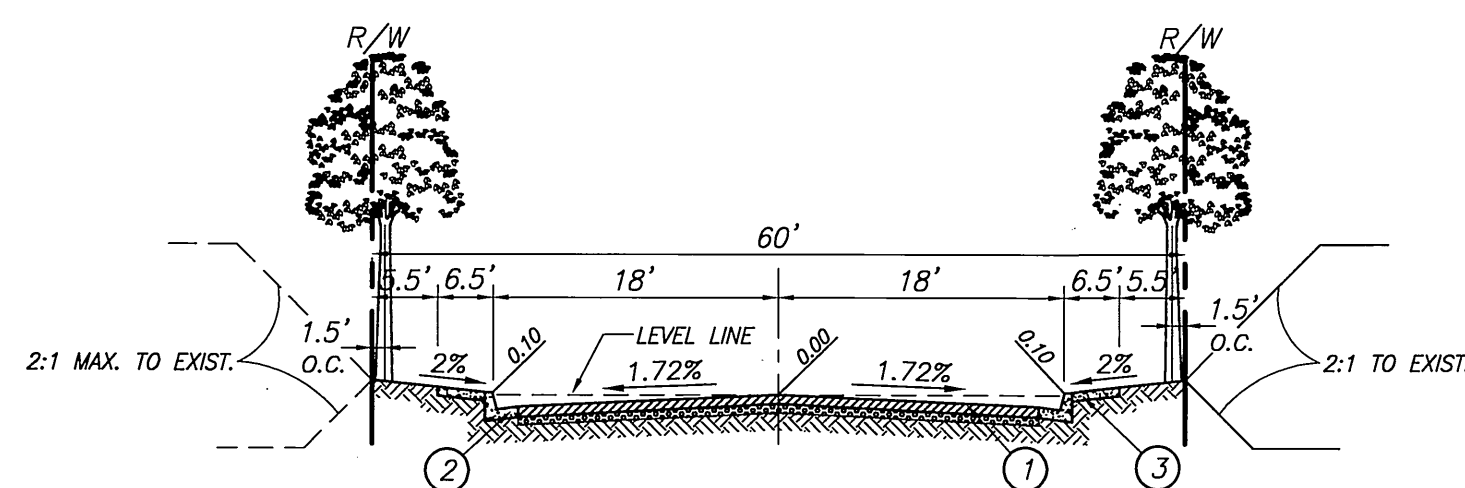
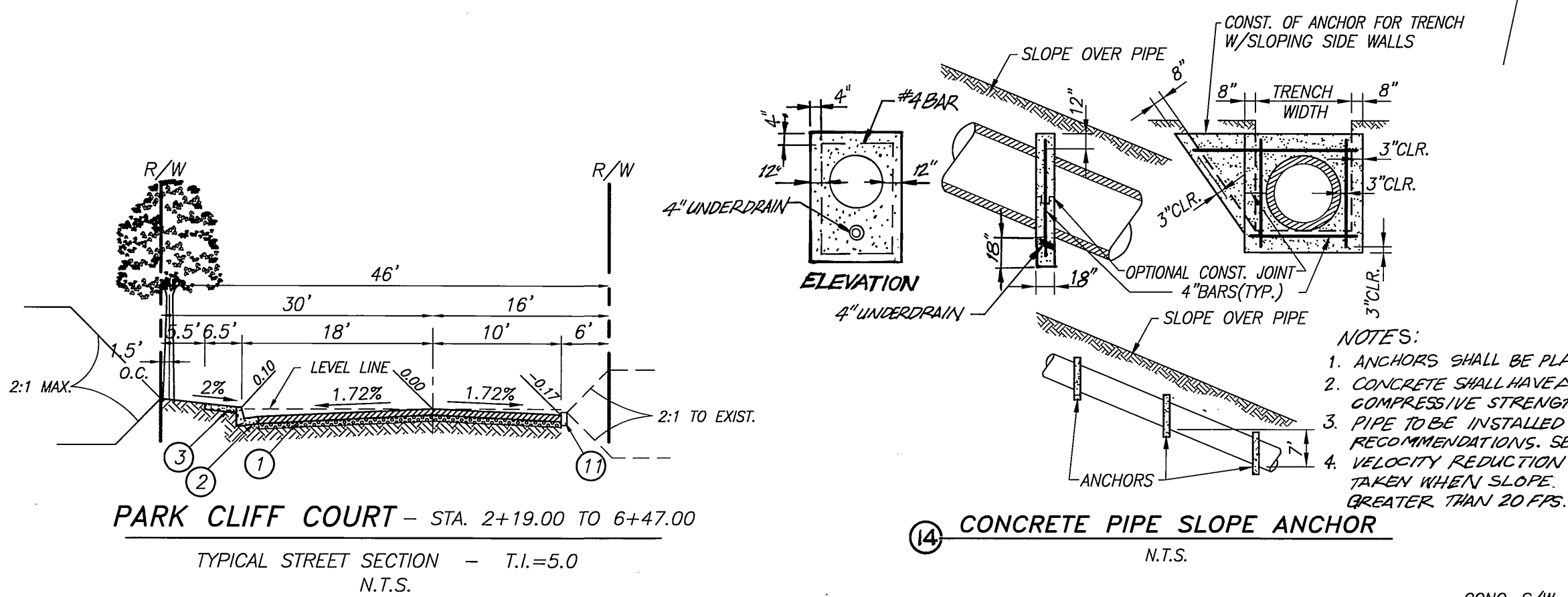
STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NUMBER REQ.
PARK CLIFF COURT	PER PARKS DEPARTMENT	15 GAL.	45'	12
OLD RANCH RD.	PER PARKS DEPARTMENT	15 GAL.	45'	2
7. BOTH A STREET TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL EXISTING TREES WITHIN WHAT WILL ULTIMATELY BE THE PUBLIC RIGHT-OF-WAY PAVEMENT AREA, BACKFILL OF ALL HOLES MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.
8. ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.  
NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVERSE TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

**WATER DEPARTMENT NOTE:**

1. DEVELOPER TO GIVE THE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW THE CITY TEN (10) WORKING DAYS FOR THE COMPLETION OF THE WORK.  
(909) 351-6368

\* AS-BUILT 6-01-04 LHM

(15) CONSTRUCT 20'X10' CONCRETE CROSS GUTTER PER DETAIL ON SHEET 1 200 SF



**LEGEND**

- BLDG. BUILDING
- CB CATCH BASIN
- CHLK CHAIN LINK FENCE
- C&G CURB AND GUTTER
- C.L. CENTERLINE
- CONC. CONCRETE
- D/W DRIVEWAY
- EP EDGE OF PAVEMENT
- EXIST. EXISTING
- FF FINISHED FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- H.C. HANDICAPPED
- HP HIGH POINT
- INV. INVERT OF PIPE
- LP LOW POINT
- M.H. MAN HOLE
- P.P. POWER POLE
- R.D. ROOF DRAIN
- R.O.W. RIGHT-OF-WAY
- SWR SEWER
- S/W SIDEWALK
- SD STORM DRAIN
- STD. STANDARD
- TC TOP OF CURB
- TEL. TELEPHONE
- TG TOP OF GRADE
- TF TOP OF FOOTING
- TW TOP OF WALL
- W WATER



**INDEX MAP**

SCALE: 1" = 100'

**STREET SIGN SCHEDULE**

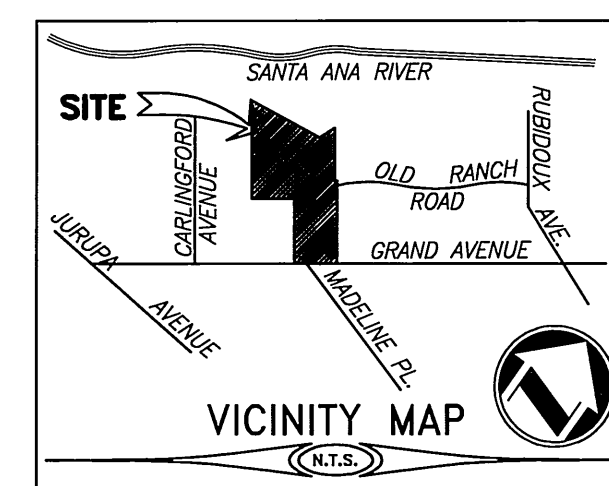
Ⓐ	PARK CLIFF COURT	5100
Ⓑ	GRAND AVENUE	5800
Ⓒ	W53 (NOT A THROUGH STREET)	
Ⓓ	R1 (STOP SIGN)	

INSTALL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS #662 & #666

**CONSTRUCTION NOTES AND QUANTITY ESTIMATE**

THE QUANTITIES SHOWN BELOW ARE FOR BONDING INFORMATION ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT CONSTRUCTION BID BASED ON THEIR OWN QUANTITY "TAKE-OFF".

①	PLACE 3.0" A.C. OVER <del>1.5"</del> C.A.B. PER S.R. <del>#602</del> R= <del>#</del>	27,865 SF
②	CONSTRUCT 6" CURB & GUTTER PER C/RIV. STD. DWG NO. 200 (TYPE I)	1,310 LF
③	CONSTRUCT 6" SIDEWALK PER C/RIV. STD. DWG NO. 325	8,790 SF
④	REMOVE EXISTING STREET BARRICADES (REFER TO GENERAL NOTE 12)	1 EA
⑤	CONSTRUCT DRIVEWAY APPROACH PER C/RIV. STD. DWG. NO. 302 (TYPE CURB-I)	13 EA
⑥	CONSTRUCT UNDERSIDEWALK DRAIN PER A.P.W.A. STD. DWG. NO. 151-1	1 EA
⑦	CONSTRUCT HANDICAPPED ACCESS RAMP PER C/RIV. STD. DWG. NO. 304	1 EA
⑧	CONSTRUCT 4' WIDE CATCH BASIN PER C/RIV. STD. DWG. NO. 405 (V=4.0')	1 EA
⑨	INSTALL 18" HDPE PIPE - SMOOTH INTERIOR LINER (CELL CLASS 32440C OR HIGHER) CLASS II BEDDING PER C/RIV. STD. DWD. NO. 452	112 LF
⑩	CONSTRUCT A.C. BERM PER C/RIV. STD. DWG. NO. 250 (TYPE I)	23 LF
⑪	INSTALL 2'X4" REDWOOD HEADER	393 LF
⑫	CONSTRUCT CROSS GUTTER PER C/RIV. STD. DWG. NO. 220 (W=6')	372 SF
⑬	CONSTRUCT MANHOLE "AX" PER C/RIV. STD. DWG. NO. 430	1 EA
⑭	INSTALL CONCRETE PIPE SLOPE ANCHORS PER DETAIL ON SHEET 1	3 EA



CITY OF RIVERSIDE WATER DEPT. (FOR SHT. 2) APPROVED BY: <i>[Signature]</i> DATE: 1/8/03	CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT - ELECTRICAL OVERHEAD & UNDERGROUND APPROVED BY: <i>[Signature]</i> DATE: 1/27/03
SO. CA. GAS CO. APPROVED BY: <i>[Signature]</i> DATE: 1-13-03	PACIFIC BELL APPROVED BY: <i>[Signature]</i> DATE: 1/10/03
CHARTER COMMUNICATIONS APPROVED BY: <i>[Signature]</i> DATE: 1-13-03	

**Underground Service Alert**  
Call: TOLL FREE  
1-800-227-2600  
TWO WORKING DAYS BEFORE YOU DIG

PLANS PREPARED BY:  
**adkan ENGINEERS**  
CIVIL ENGINEERING • SURVEYING • PLANNING  
6820 AIRPORT DRIVE, RIVERSIDE, CA 92504  
TEL: (909) 688-0241 FAX: (909) 688-0599  
DATE: 1-6-03  
UNDER THE SUPERVISION OF: *[Signature]* R.C.E.#53390 6/30/03

BENCHMARK: H5-13  
CITY OF RIVERSIDE  
P.K. NAIL & CITY ENGINEER TAG IN THE TOP OF THE NLY CATCH BASIN AT THE NLY CURB RETURN OF GRAND AVENUE & RUBIDOUX AVE.  
ELEVATION: 801.352  
DESIGNED BY: BERNIE DRAWN BY: CRAIG CHECKED BY: C-

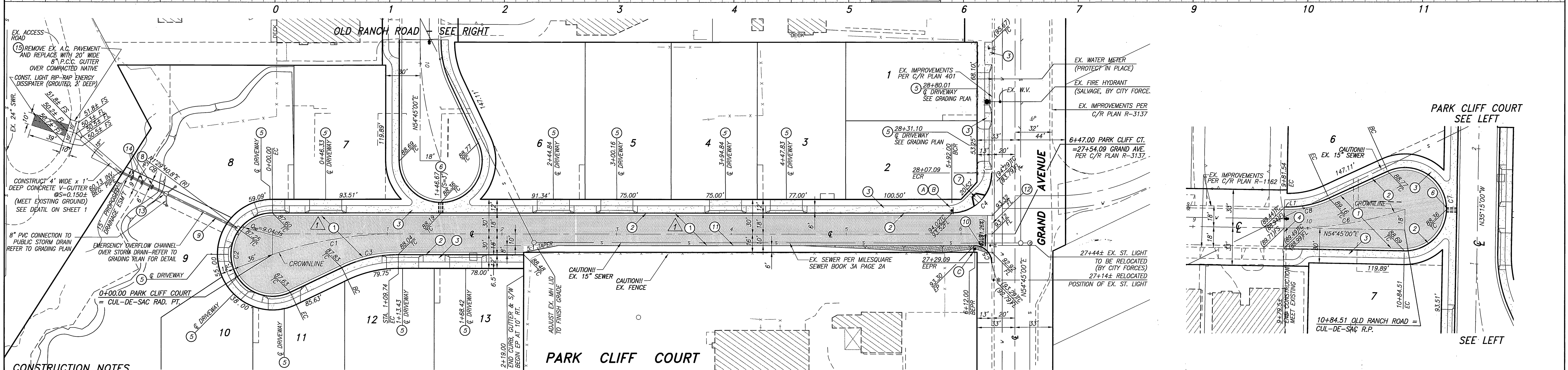
REVISIONS	APPR.	DATE
1. REVISED PAVING SECTION	2/2	5/21/03

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: *[Signature]* DATE: 2/12/03  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
DEPUTY P.W. DIRECTOR  
STREET SERVICES

STREET IMPROVEMENT PLAN	ACCOUNT NO.
<b>TRACT 30126</b>	<b>R-3674</b>
COVER SHEET	SHEET 1 OF 2
A.P.N. 187-151-023	J.N. 6029
HORIZ. SCALE: AS NOTED	VERT. SCALE: N/A

INDEXED 4-29-03 LHM





STREET IMPROVEMENT PLAN		ACCOUNT NO.
<p align="center"><b>TRACT 30126</b></p> <p><i>PARK CLIFF COURT - FROM GRAND AVE. TO 700'± W'LY OLD RANCH ROAD - FROM STA. 9+80± TO STA. 10+50±</i></p> <p align="center">A.P.N. 187-151-023</p>		<p align="center"><b>R-3674</b></p> <p>SHEET <u>2</u> OF <u>2</u></p>
HORIZ. SCALE: 1" = 40'±	VERT. SCALE: 1" = 4'	J.N. 6029